074.0	0002	0015.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	875,300 / 875,300
					USE VALUE:	875,300 / 875,300
					ASSESSED:	875,300 / 875,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
159		RIDGE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KALIVAS CHARLES & CATHY L/TRS	
Owner 2:	KALIVAS REALTY TRUST	
Owner 3:		
Street 1:	159 RIDGE ST	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:
Postal:	02474	Type:

Own Occ: Y

PREVIOUS OWNER

Owner 1:	KALIVAS CHARLES & CATHY L -
Owner 2:	-
Street 1:	159 RIDGE ST
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474

Cntry:

NARRATIVE DESCRIPTION

This parcel contains 8,370 Sq. Ft. of land mainly classified as One Family with a Raised Ranch Building built about 1960, having primarily Wood Shingle Exterior and 2365 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt	3	22
Flood Haz:						
D				Topo	3	Below Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8370.000	405,500		469,800	875,300
Total Card	0.192	405,500		469,800	875,300
Total Parcel	0.192	405,500		469,800	875,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 370.18 | /Parcel: 370.1

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 46701
GIS Ref:
GIS Ref:
Insp Date: 10/05/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 074.0-0002-0015.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	405,500	0	8,370.	469,800	875,300	875,300	Year End Roll	12/18/2019
2019	101	FV	324,400	0	8,370.	469,800	794,200	794,200	Year End Roll	1/3/2019
2018	101	FV	324,400	0	8,370.	402,700	727,100	727,100	Year End Roll	12/20/2017
2017	101	FV	324,400	0	8,370.	375,800	700,200	700,200	Year End Roll	1/3/2017
2016	101	FV	324,400	0	8,370.	322,100	646,500	646,500	Year End	1/4/2016
2015	101	FV	295,200	0	8,370.	288,600	583,800	583,800	Year End Roll	12/11/2014
2014	101	FV	295,200	0	8,370.	267,100	562,300	562,300	Year End Roll	12/16/2013
2013	101	FV	295,200	0	8,370.	254,700	549,900	549,900		12/13/2012

!6194!

PRINT

Date	Time
12/10/20	20:59:50

LAST REV

Date	Time
12/01/20	10:15:39

jorourke

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 6194

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KALIVAS CHARLES	70114-551		10/23/2017	Convenience	1	No	No		
	16618-374		12/1/1985		225,000	No	No		Y

USER DEFINED

Prior Id # 1:	46701
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/9/2009	457	Redo Kit	17,500	C				

ACTIVITY INFORMATION

Date	Result	By	Name
10/5/2018	MEAS&NOTICE	BS	Barbara S
6/12/2009	Measured	189	PATRIOT
12/16/2008	Meas/Inspect	163	PATRIOT
4/20/2000	Inspected	243	PATRIOT
11/5/1999	Mailer Sent		
10/13/1999	Measured	263	PATRIOT
7/28/1993		TH	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8370		Sq. Ft.	Site		0	70.	0.80	4									469,769						469,800	

Total AC/HA: 0.19215 | Total SF/SM: 8370 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 469,769 | Spl Credit | Total: 469,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	18 - Raised Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1960	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G11	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	10	%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:	1	Rating:	Average
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.34906793
Const Adj.:	1.00899994
Adj $ / SQ:	129.315
Other Features:	139830
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	498189
Depreciation:	92663
Depreciated Total:	405526

COMMENTS

PDAS. 2ND KIT IN LLV.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

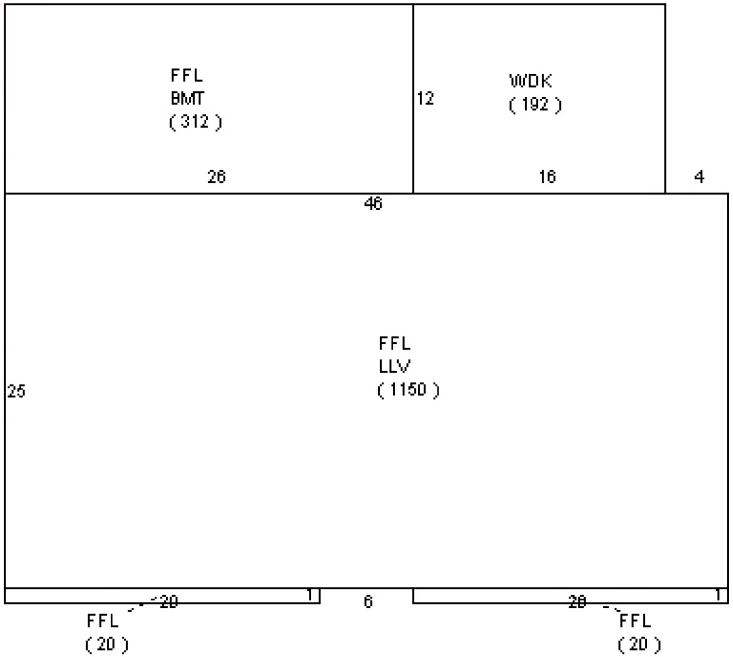
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	142.25
Special Features:	0	Val/Su Net:	128.49
Final Total:	405500	Val/Su SzAd	269.97

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,502	129.310	194,231
LLV	Lower Level	1,150	90.920	104,563
BMT	Basement	312	38.790	12,104
WDK	Deck	192	11.310	2,171

	Net Sketched Area:	3,156	Total:	313,069	
Size Ad	1502	Gross Are	3156	FinArea	2365

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
LLV	100	FLA	75	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

074.0-0002-0015.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	